

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants hereinafter set forth, the parties do hereby agree as follows:

1. Construction. Landlord shall cause to be constructed on the land as expeditiously as possible (subject only to delays beyond its reasonable control) the building and improvements above-described, adhering to the aforementioned plans and specifications and to proper and adequate standards of construction. The general contractor for such construction shall be Triangle Construction Company. Landlord shall obtain substantial completion of the building and improvements on or before January 15, 1984. Landlord shall be deemed to have substantially completed the work when Little & Associates has issued a certificate of substantial completion pursuant to the contract for construction.

2. Lease. Landlord does hereby lease to Tenant, and Tenant does hereby lease from Landlord, the land, building, and improvements above described under the following terms and conditions:

(a) Term. The term of the aforesaid letting shall be for five (5) years, commencing on the first day of January, 1984, and ending on the last day of December, 1988, both dates inclusive.

(b) Rent. Tenant shall pay a monthly base rental of \$1,150 in lawful money of the United States which shall be legal